



THE BICENTENNIAL GATEWAY PROJECT

1819-2019

JANUARY 17, 2017

WHY WE ARE HERE TODAY



No child should die in the dawn of life. - Danny Thomas

Since 1962, overall childhood cancer survival rate: 20% to today's 80%

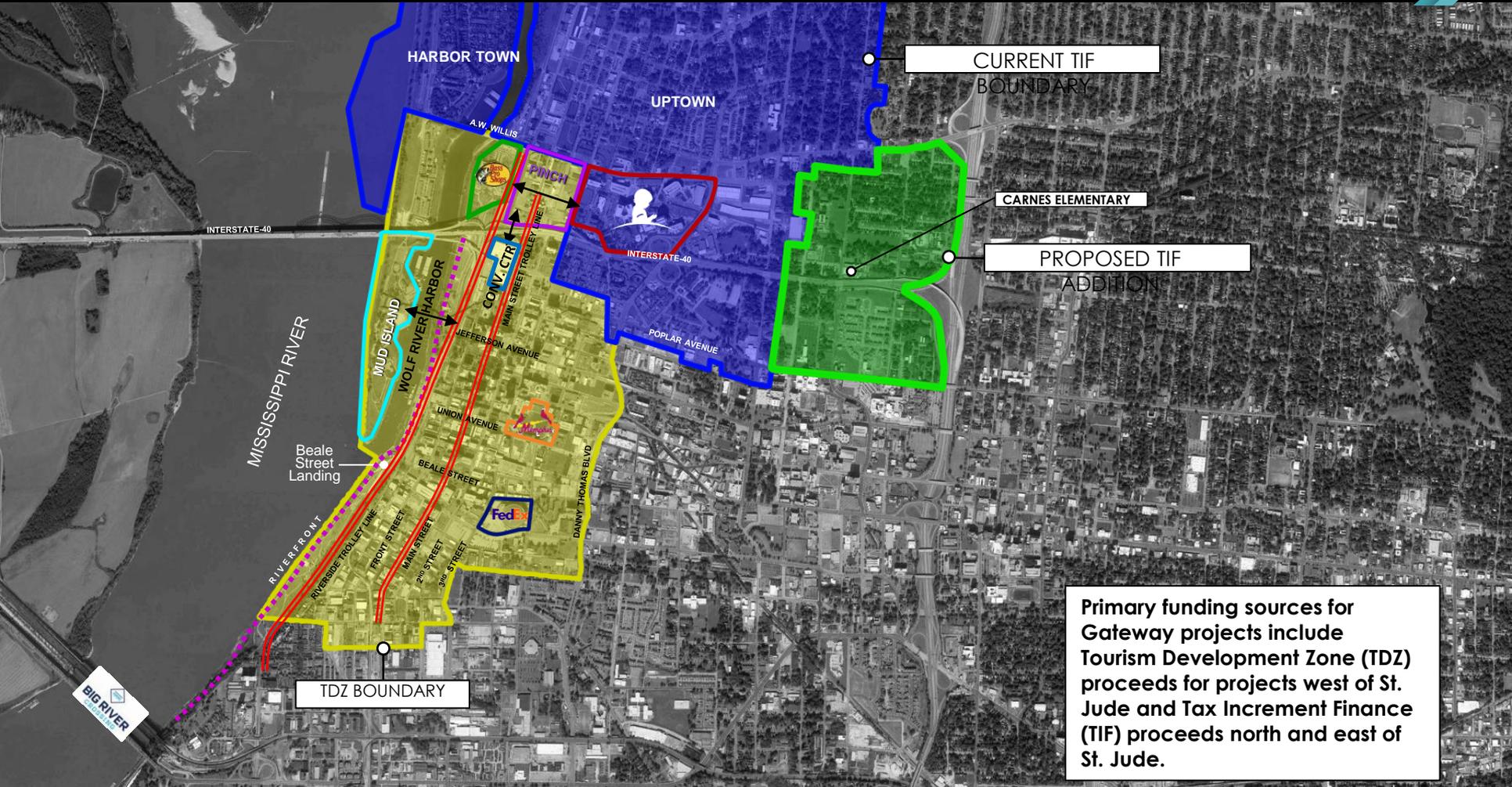
St. Jude Children's Research Hospital is leading the way the world understands, treats and defeats childhood cancer and other life-threatening diseases. Finding cures. Saving children.



WHY WE ARE HERE TODAY



- **To maximize \$9 billion investment by St. Jude Children's Research Hospital and ALSAC**
 - **To create approximately 1,800 new jobs at St. Jude and ALSAC plus 3,000 new jobs in the broader Medical District.**
 - **To create connectivity with Carnes and Uptown neighborhoods**
 - **To develop a new sense of arrival for Tennessee's most traveled gateway**
 - **To access revenue neutral funding sources for local and state governments**
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CURRENT TIF BOUNDARY

CARNES ELEMENTARY

PROPOSED TIF ADDITION

TDZ BOUNDARY

Primary funding sources for Gateway projects include Tourism Development Zone (TDZ) proceeds for projects west of St. Jude and Tax Increment Finance (TIF) proceeds north and east of St. Jude.

DOWNTOWN MEMPHIS TOURISM DEVELOPMENT ZONE



CURRENT QPUF COMPONENTS

BASS PRO SHOPS
AT THE PYRAMID

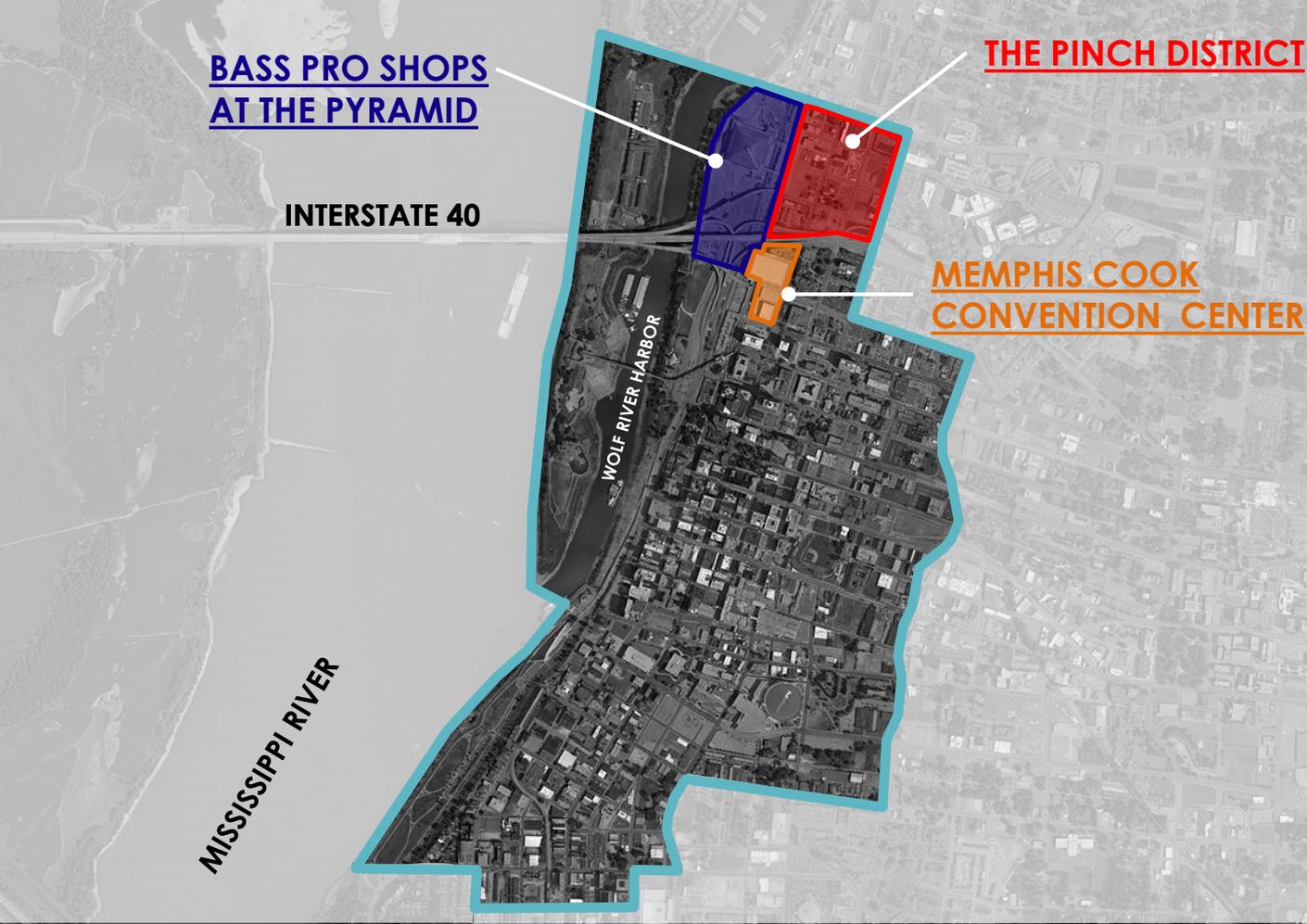
THE PINCH DISTRICT

INTERSTATE 40

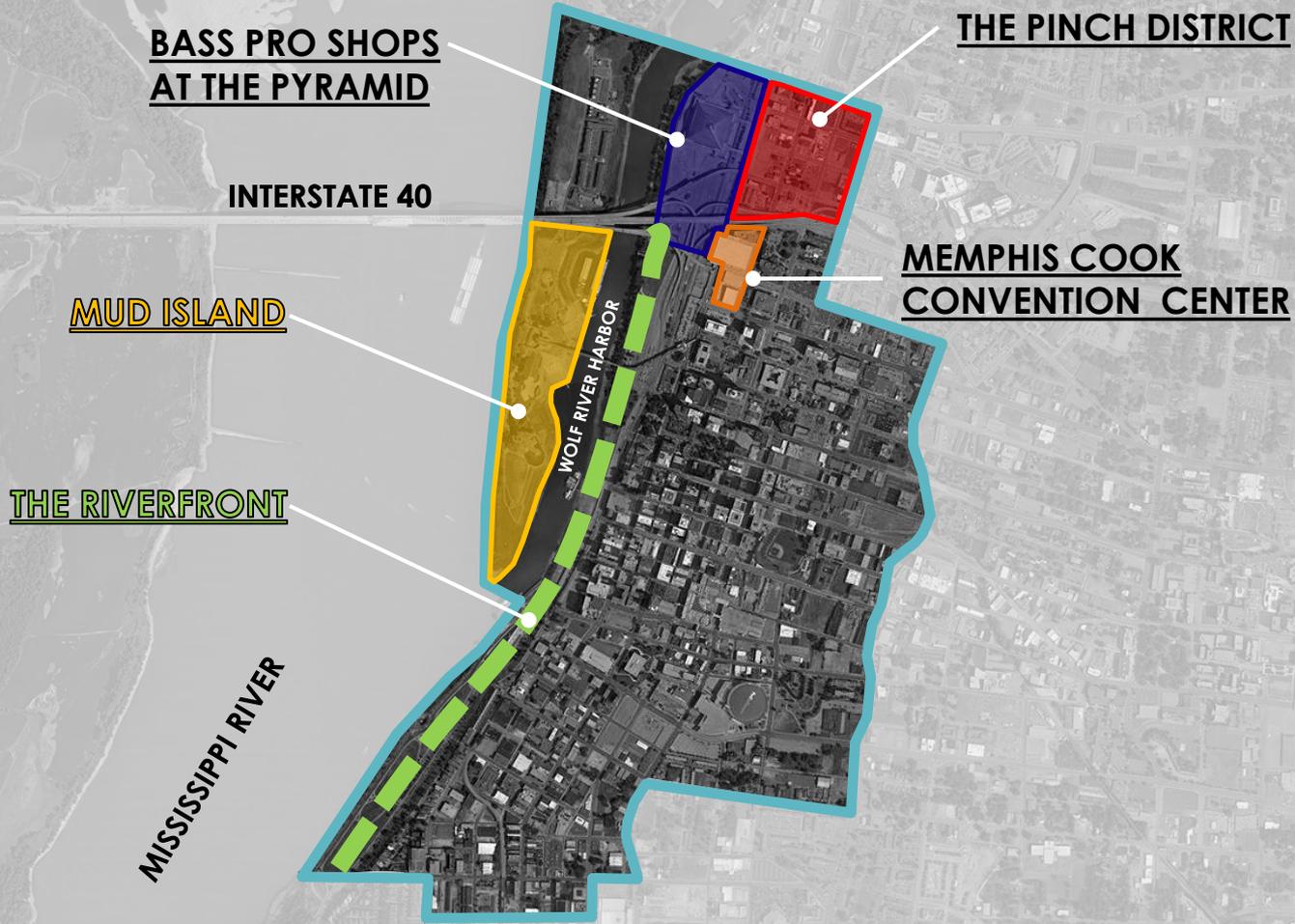
MEMPHIS COOK
CONVENTION CENTER

MISSISSIPPI RIVER

WOLF RIVER HARBOR



NEW QPUF COMPONENTS



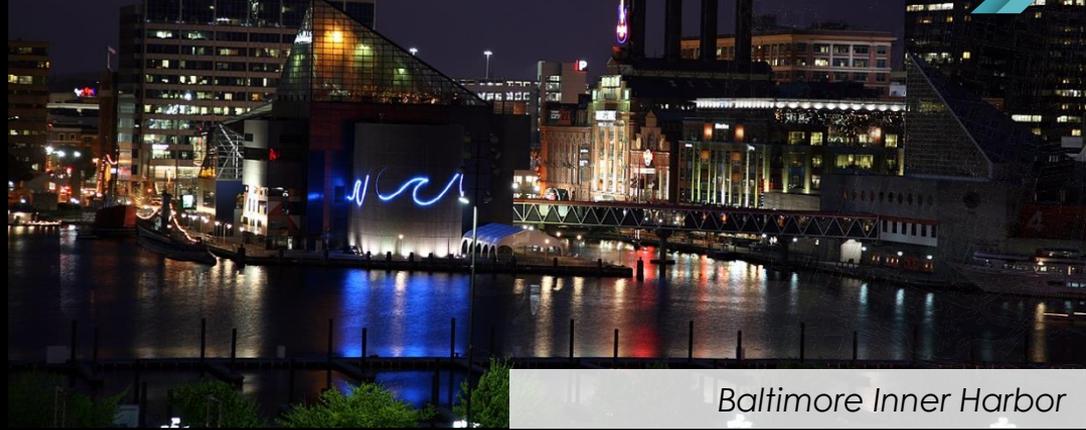
THE PINCH DISTRICT



MUD ISLAND



Waterfire, Providence, Rhode Island



Baltimore Inner Harbor



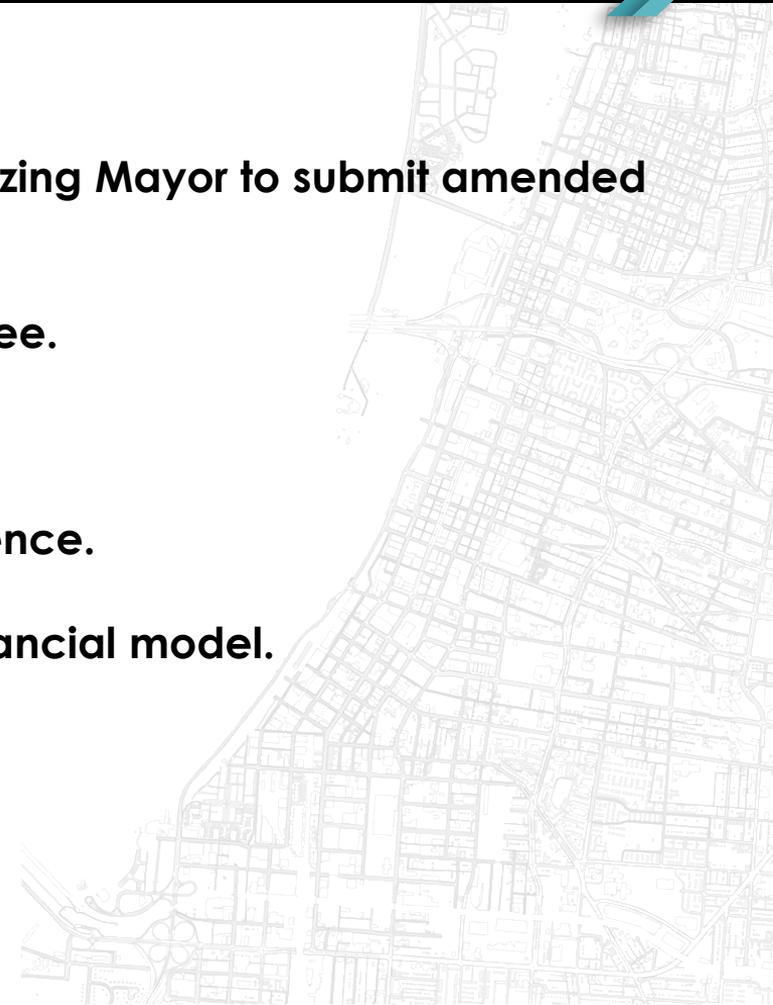
Branson Landing, Branson, Missouri



Branson Landing, Branson, Missouri

THE RIVERFRONT



- **Presentation to City Council Committee.**
 - **Presentation to full City Council for resolution authorizing Mayor to submit amended application to State of Tennessee.**
 - **Amended application submitted to State of Tennessee.**
 - **Presentation to State Building Commission.**
 - **Completed community engagement and due diligence.**
 - **Request for City Council approval of project and financial model.**
 - **Presentations to bond rating agencies.**
 - **Bond issuance.**
 - **Project construction begins.**
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CONVENTION CENTER RENOVATION



tvsvdesign

LRK

Looney Ricks Kiss

CONVENTION CENTER RENOVATION



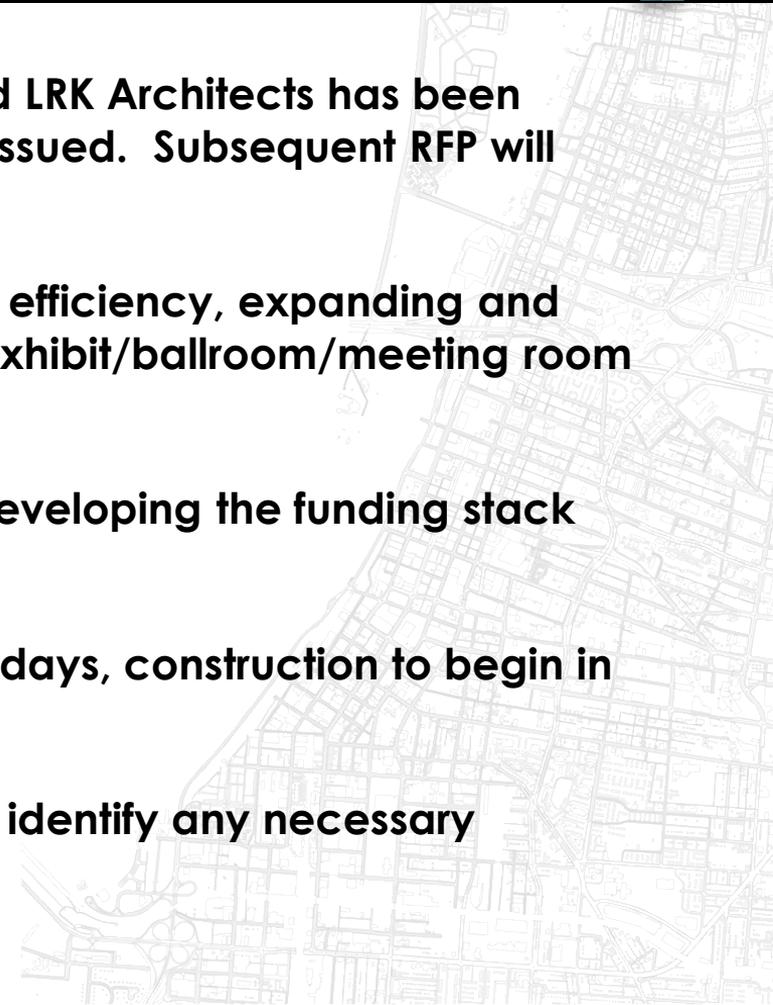
- **Capital improvements to the Convention Center are necessary to keep/regain market share of convention business.**
- **The Convention Center is a Qualified Public Use Component of the Tourism Development Zone (TDZ).**
- **TDZ Proceeds and a portion of Hotel/Motel tax are revenue sources that can be used to fund improvements.**
- **2010 study and 2014 condition assessment identified market based needs and facility based needs.**
- **Initial concept proposed to address deferred maintenance issues and improve aesthetics of the Facility.**



CONVENTION CENTER RENOVATION



- An architectural team comprised of TVS Design and LRK Architects has been selected. RFQ for Construction Manager has been issued. Subsequent RFP will emphasize the imperative for MBE participation.
- The team is exploring improvements to operational efficiency, expanding and improving the load-in/docking area, and adding exhibit/ballroom/meeting room space if possible.
- MCCC Team (Board and City of Memphis staff) is developing the funding stack necessary to fund the renovation
- Anticipate cost estimate and initial design in 60-90 days, construction to begin in 2017
- We will keep Council updated on progress and will identify any necessary legislative actions as early as possible.



CONVENTION CENTER RENOVATION



cvsd design

LRK
Looney Ricks Kiss

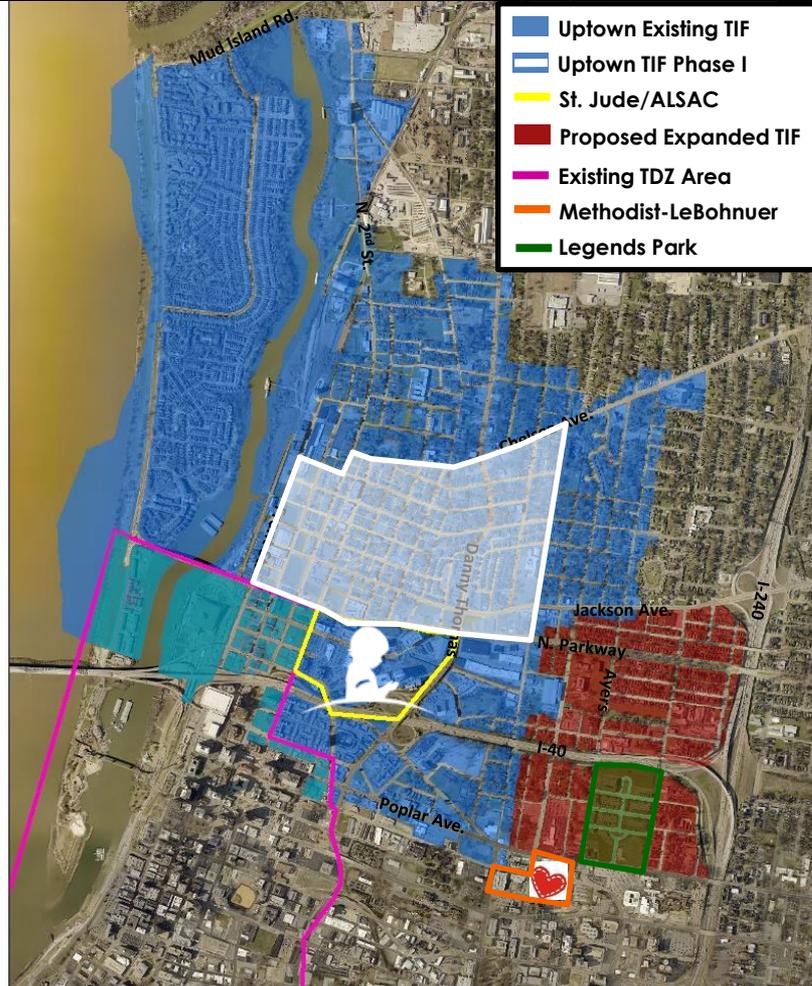
CONVENTION CENTER RENOVATION



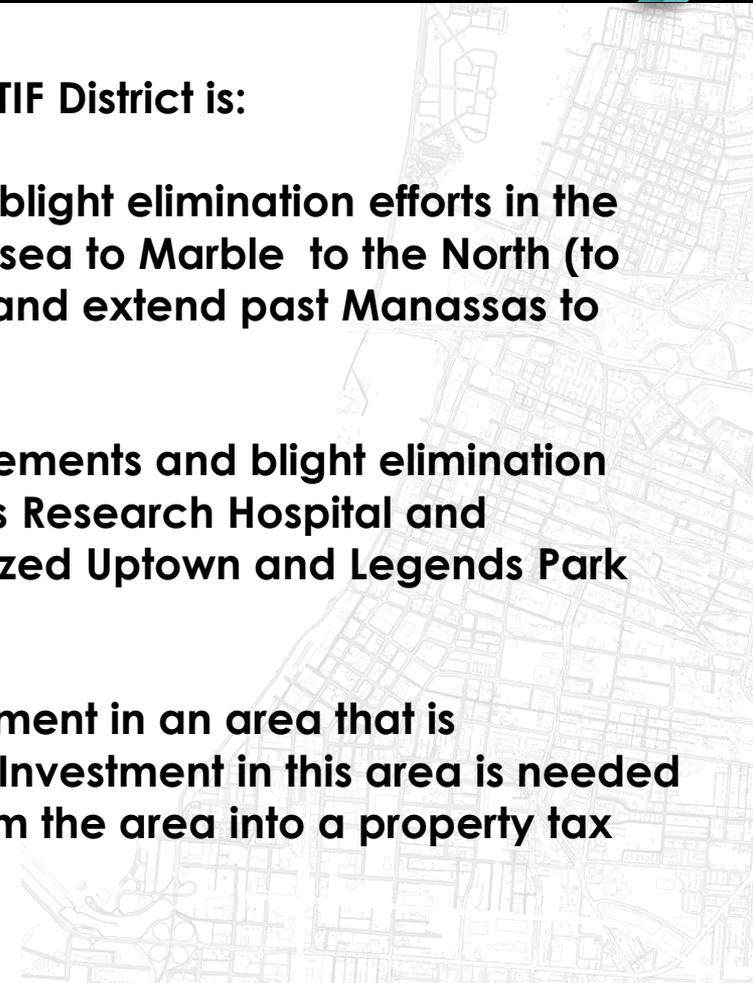
cvsd design

LRK
Looney Ricks Kiss

PROPOSED TIF EXPANSION BOUNDARY MAP



The purpose of the amendment to the existing Uptown TIF District is:

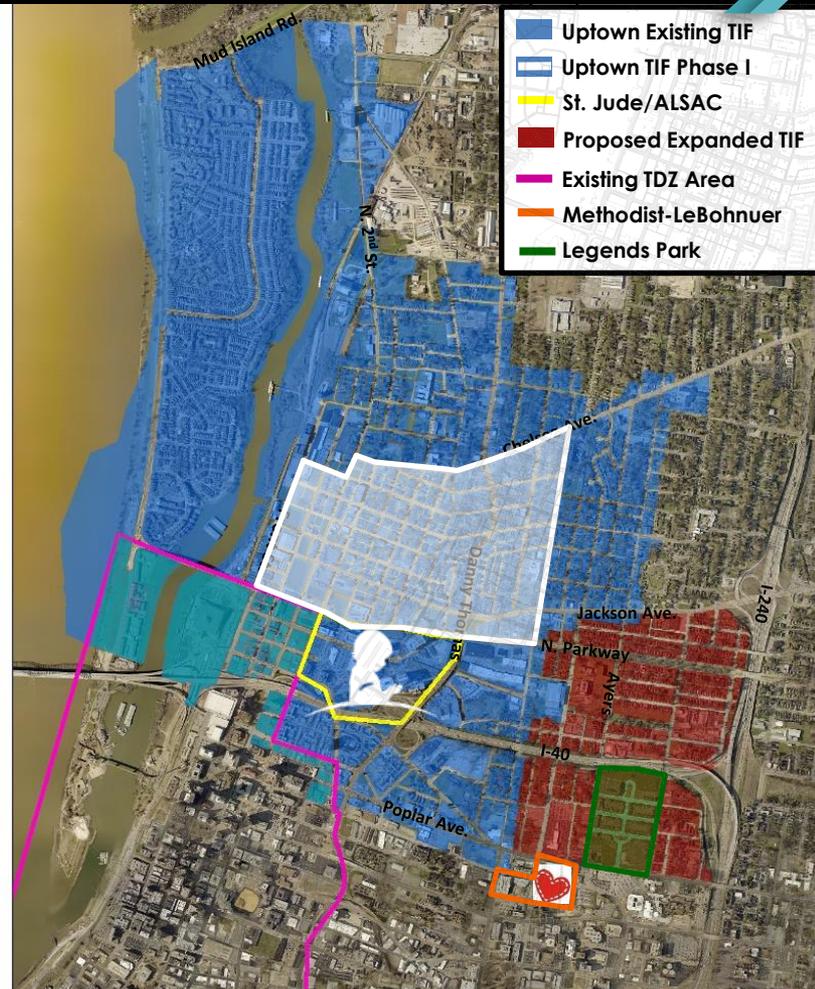
- 1) to continue critical infrastructure improvements and blight elimination efforts in the existing TIF area in phase II which will extend past Chelsea to Marble to the North (to include Bickford Community Center area and school) and extend past Manassas to Ayers to the East;**
 - 2) to expand the TIF area and our infrastructure improvements and blight elimination efforts in the neighborhood between St. Jude Children's Research Hospital and Methodist Le Bonheur hospital and between the revitalized Uptown and Legends Park areas; and**
 - 3) to continue the TIF to allow for critical needed investment in an area that is significantly depressed with little existing tax revenue. Investment in this area is needed to ensure the safety of our medical district and transform the area into a property tax generating area in the future.**
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UPTOWN REDEVELOPMENT SUCCESS

IMPROVING INFRASTRUCTURE AND TRANSFORMING COMMUNITIES

The Uptown Neighborhood has seen significant public and private investment made possible by the Community Redevelopment Agency (CRA).

22,400	Linear feet of new sidewalks
8,400	Linear feet improved alleys
1,600	Linear feet improved streets
1,500+	Trees planted
846	Apartments and Houses Built
83	Structures Rehabilitated
69	Senior Apartments available



UPTOWN REDEVELOPMENT SUCCESS

IMPROVING INFRASTRUCTURE AND TRANSFORMING COMMUNITIES

In 2000, Uptown Phase I Area alone had over:

190 dilapidated / deteriorated buildings

Today there are less than 25,
87% Reduction

100 vacant buildings

Today there are less than 25,
76% Reduction

445 vacant lots

Today there are less than 100,
78% Reduction

Only 81 homeowner-occupied residences

Today there are over 300,
370% Improvement



COMMUNITY REDEVELOPMENT AGENCY

BLIGHT REMAINS IN THE EXISTING UPTOWN TIF AREA

Critical infrastructure improvements are needed outside of the Phase I area if we are to protect the investment made in Phase I of the Uptown TIF.

There are approximately 125 deteriorated structures, vacant buildings and vacant lots still in Uptown Phase I alone.



COMMUNITY REDEVELOPMENT AGENCY

SIGNIFICANT BLIGHT IN THE UPTOWN PROPOSED EXPANDED TIF AREA

Within one mile of Uptown, Legends Park, St. Jude and Le Bonheur Hospitals -- significant blight remains in the 365 acre proposed expansion area.

Of the 1,266 Parcels in the Proposed Uptown Expansion Area over:

- 445 are vacant (35%)
- 275 dilapidated or deteriorated buildings (22%)
- 115 multi-family properties, 23% are in poor condition
- 125 commercial properties, 57% are either vacant or in poor condition.



COMMUNITY REDEVELOPMENT AGENCY

PRIORITY PROJECTS FOR 2016-2018 INCLUDE:



Existing Uptown TIF

Infrastructure Improvements

- Roads (Bickford area priority)
- Alley segments and sidewalks

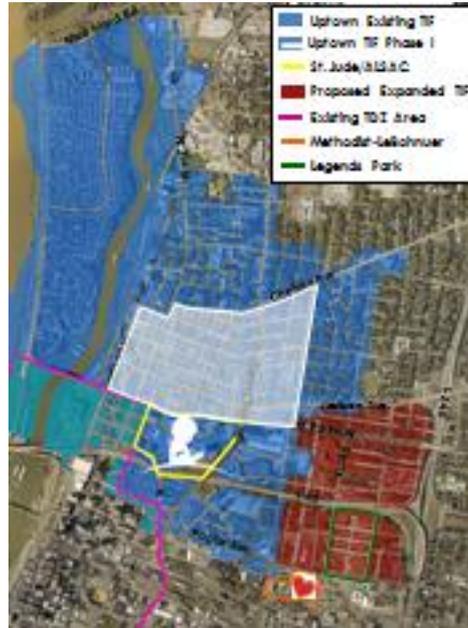
Bickford Community Center

Chism Trail Rehabilitation

- Repairs to roof and sprinkler
- Acquire abandoned state
- ROW Jackson

Housing

- AHDJ Grant Homes - 12 homes
- Habitat New Construction - 12 homes
- Multi-family Rehab - 2 properties with 16 units
- Single family Rehab - 12 homes



Expanded Uptown TIF

Infrastructure Improvements

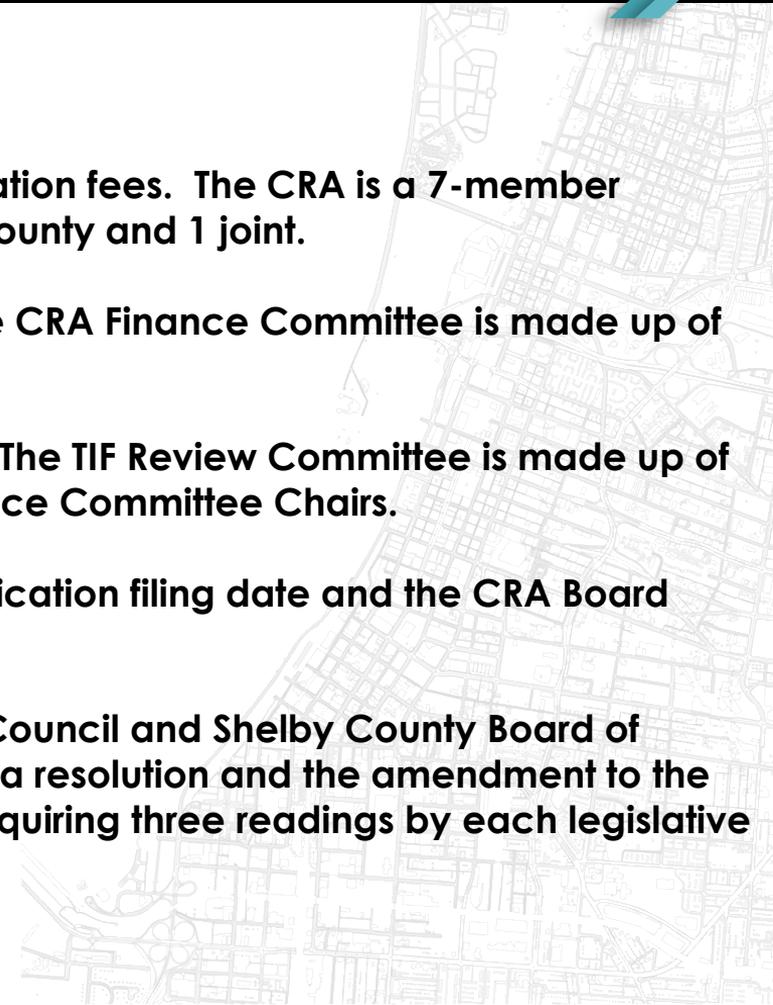
- Major corridors between St. Jude and Le Bonheur Hospitals
- Manassas, Dunlap, Ayers, Alabama
- Underpass- lighting and improvements
- Roads, alleyways, sidewalks

Alabama and Poplar Intersection

- Reconfigure to improve safety and beautify
- Convert street to 2 way traffic

Housing

- Habitat New Construction
- Multi-family Rehab
- Single family Rehab

- A TIF application is filed.
 - The CRA Board considers a request for the waiver of application fees. The CRA is a 7-member citizens board with 3 appointees from the City, 3 from the County and 1 joint.
 - The CRA Finance Committee meets about the proposal. The CRA Finance Committee is made up of three members of the full CRA Board.
 - The TIF Review Committee meets to consider the proposal. The TIF Review Committee is made up of the City and County Finance Directors, attorneys, and Finance Committee Chairs.
 - The CRA Board takes final vote. The time between the application filing date and the CRA Board taking a final vote is usually 60-90 days.
 - If approved, application is forwarded to the Memphis City Council and Shelby County Board of Commissioners. The plan amendment will be presented as a resolution and the amendment to the TIF district boundaries will be presented as an ordinance, requiring three readings by each legislative body.
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- **The Bicentennial Gateway Project ignites the Memphis brand and ushers in the city's third century.**
 - **It celebrates Memphis' 200 years by transforming its first commercial district – the Pinch – and its first great place – the riverfront – and connects them to historic Uptown and Carnes neighborhoods.**
 - **It builds new economic engines, creates jobs, and improves quality of life for Memphis and Tennessee in a seamless plan linking assets with greater potential.**
 - **It executes a seamless plan to link assets that include neighborhoods, an anchor institution, a reborn economic anchor, and public spaces.**
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